

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 57 Creek Road, Mitcham Vic 3132

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,320,000 & \$1,450,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Mitcham

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	451 Mitcham Rd MITCHAM 3132	\$1,426,000	28/12/2023
2	73 Creek Rd MITCHAM 3132	\$1,390,000	14/10/2023
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OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/01/2024 12:02



Rooms: 6

Property Type: House (Res)

Land Size: 842.43 sqm approx

Agent Comments

Comparable Properties



451 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,426,000

Method: Private Sale

Date: 28/12/2023

Property Type: House

Land Size: 1043 sqm approx



73 Creek Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 752 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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